

APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ..... day of ....., 2008.

Planning Administrator  
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ..... Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ..... day of ....., 2008 and same was duly approved on the ..... day of ....., 2008 by said Commission.

Chairman, Planning and Zoning Commission  
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ..... day of ....., 2008.

City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY CLERK  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ..... day of ....., 2008, in the Deed / Official Records of Brazos County Texas, in Volume ..... Page .....

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Josie Lozano, the owner of the land shown on the Plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7288 page 40, and designated herein as the Replat of All of Lot 1, and the East 22.44' of Lot 2, Block 3, Cavitt's Southmore Addition, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

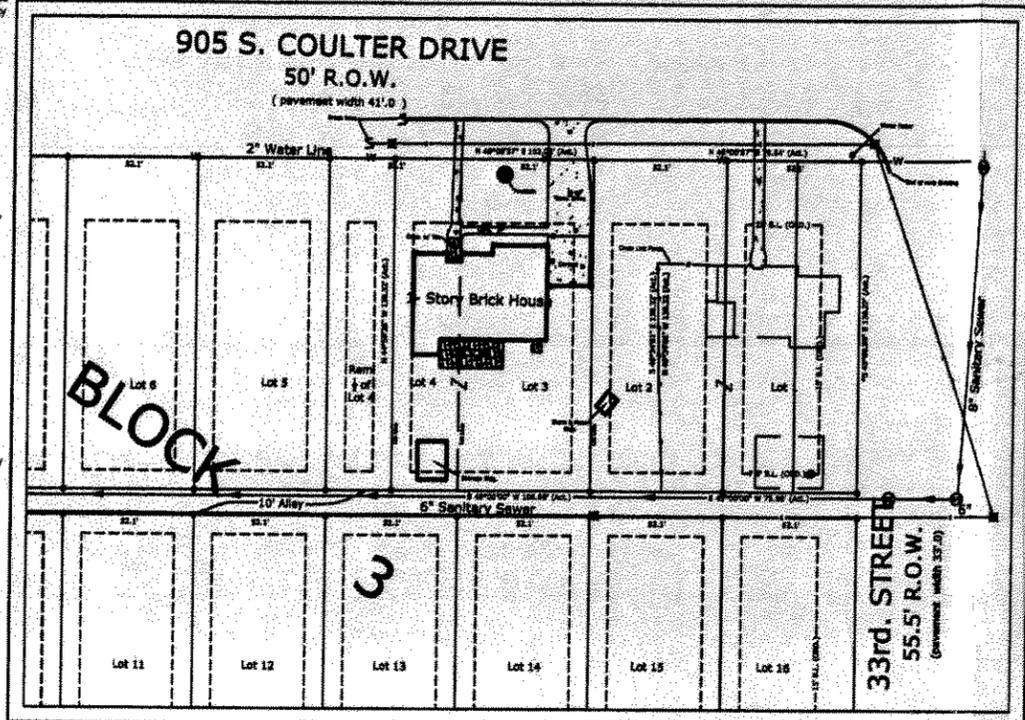
STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ..... known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this ..... day of ....., 2008.

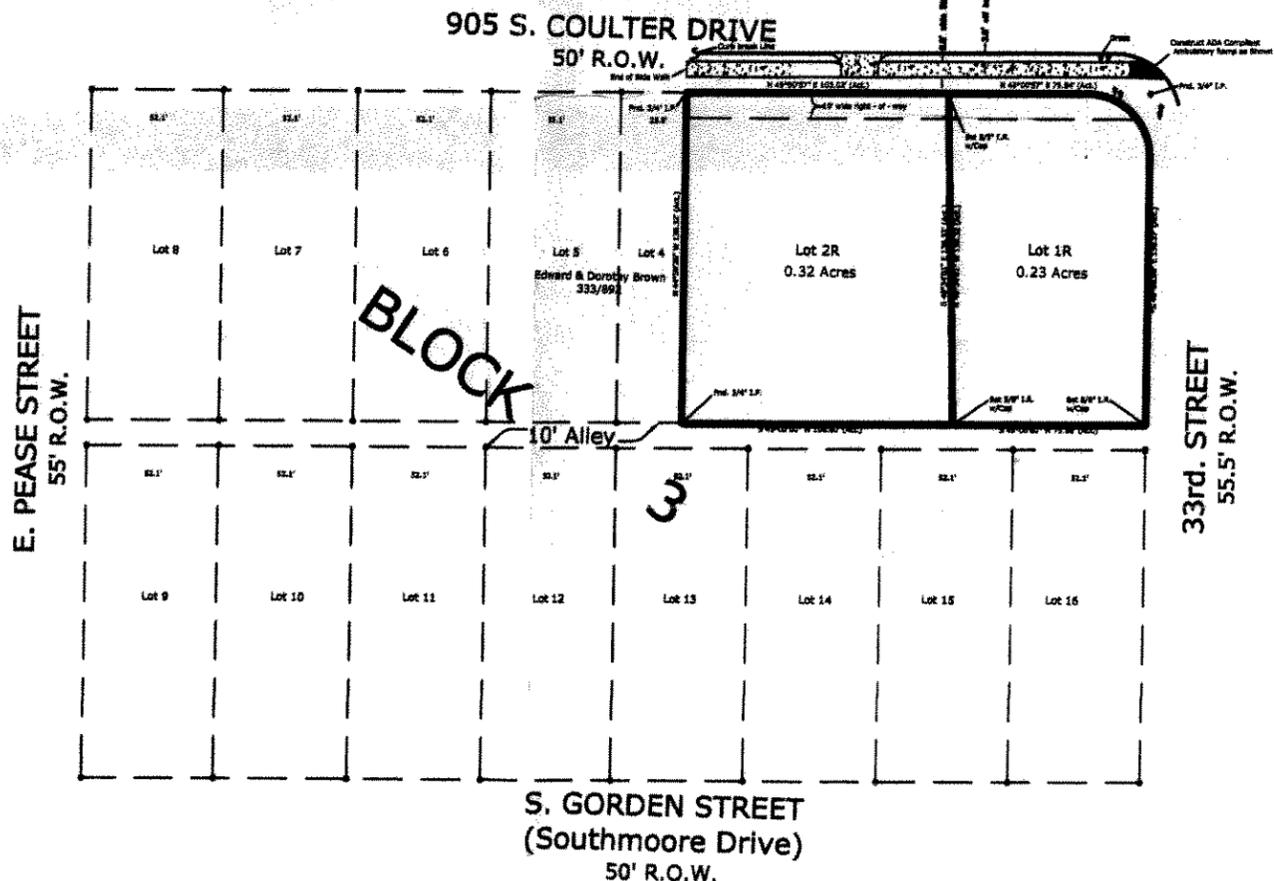
Notary Public, Brazos County, Texas

ORIGINAL PLAT



SCALE: 1" = NTS

REPLAT



GENERAL NOTES:

- 1. All setbacks shall be in accordance with City Ordinances and Regulations.
2. \*Flat bearing used as a basis for bearings.
3. This property does not lie within a 100 year flood hazard area as established by the Federal Emergency Management Agency, Map # 4802820007B, Effective Date: May 19, 1981.
4. The purpose of this Plat is to combine a part of Lot 2, all of Lot 3 and 1/2 of Lot 4.
5. The City of Bryan Control Point (Monument: GPS-25 (409-351-3511) 1995) was tied in to the Northeast corner of Lot 1R, same being the west right-of-way line of 33rd Street. N 10° 55' 20" E - 3,990.38' Adj.

Field Notes  
0.55 Acres

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of lots 1, 2, 3 & 1/2 of 4, Block 3 of CAVITT'S SOUTHMORE ADDITION, plat recorded in Volume 104, page 73, Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING: at a 3/4" iron pipe found at the north corner of said lot 1, same being at the intersection of the southeast right-of-way line of South Coulter Drive and the Southwest right-of-way line of 33rd Street;

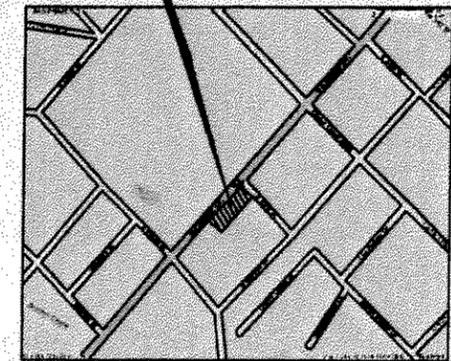
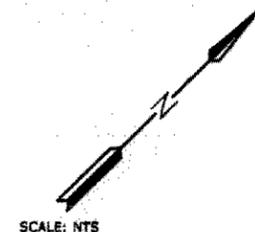
THENCE: S 45° 00' 00" E - 130.27 feet along said 33rd Street line to a 5/8" iron rod with cap set for corner, same being at the intersection of said 33rd Street line and the northwest line of a 10.00 foot alley;

THENCE: S 45° 00' 00" W - 182.58 feet along said alley line to a 3/4" iron pipe found at the most southerly common corner of this tract and the Edward and Dorothy Brown tract (333/893);

THENCE: N 44° 59' 26" W - 130.32 feet along the common line between this tract and said Brown tract across said lot 4 to a 3/4" iron pipe found for the most northerly common corner of said tracts, same being in said S. Coulter Drive line;

THENCE: N 45° 00' 57" E - 182.56 feet along said S. Coulter Drive line to the PLACE OF BEGINNING; and containing 0.55 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on May 2008.

Project Location



VICINITY MAP

Received  
JUN 10 2008

Development & Engineering  
Services

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct as prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

REPLAT  
OF  
CAVITT'S SOUTHMORE  
ADDITION  
LOTS 1R & LOTS 2R  
BLOCK 3  
0.55 Acres  
BRYAN, BRAZOS COUNTY, TEXAS

May 1, 2008

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 100  
Bryan, Texas 77802  
Telephone: (817) 858-1000  
Fax: (817) 858-1001

RGN P. / 2008 08-128